

To Let



Blackpool

Unit N5, Houndshell Shopping Centre

Ground Floor: 5,263 sq ft (488.95 sq m)

Rent on Application

Subject to Vacant Possession

Location & Description:

- Blackpool is the UK's most popular seaside resort, with over 18 million people visiting the town annually in the years preceding the pandemic (STEAM Research 2018).
- Houndshell is Blackpool's premier retail destination as well as the town's only covered shopping mall. The scheme provides over 298,000 sq ft of retail accommodation and benefits from 750 car parking spaces.
- The centre has a strong mix of fashion retailers including Primark, New Look, River Island and Foot Asylum.
- The subject unit occupies a prominent position on Houndshell's main mall. Retailers in the immediate vicinity include Flannels, Frasers, Jack & Jones, New Look, Next and Footasylum.

Demise:

Ground Floor 5,263 sq ft (488.95 sq m)

First Floor 2,421 sq ft (224.92 sq m)

Rent:

Available upon request.

Lease:

New 10 year eFRI lease.

Service Charge:

On-account service charge for the current year stands at approximately £69,218.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £102,000.

Date Prepared:

May 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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